

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-324</u></a>	<a href="#"><u>PASOS DEL RIO, INC.</u></a>
<a href="#"><u>03-209</u></a>	<a href="#"><u>PALMA FAMILY TRUST, ET AL</u></a>
<a href="#"><u>03-386</u></a>	<a href="#"><u>INTERNATIONAL BOTANICALS L. L. C.</u></a>
<a href="#"><u>04-041</u></a>	<a href="#"><u>ROBERT L. CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.</u></a>

THE FOLLOWING HEARING WAS BIFURCATED FROM 1/14/04 TO THIS DATE:

HEARING NO. 03-11-CZ14-5 (03-209)

11-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: PALMA FAMILY TRUST, ET AL

(1) AU to EU-M

REQUEST #1 ON PARCELS "C" & "D"

- (2) MODIFICATION of plan approved pursuant to Resolution 5-ZAB-356-94, passed and adopted by the Zoning Appeals Board and further modified by Resolution CZAB14-24-99, passed and adopted by Community Zoning Appeals Board #14, and only as applied to the subject property, reading as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with those submitted for the hearing entitled 'Nextel,' as prepared by Alkcorp, dated received 5/7/99."

TO: "That in the approval of the plan the same be substantially in accordance with those submitted for the hearing entitled 'Bonita Grand Estates South,' as prepared by Bellon, Milances, Architects Planners, consisting of 8 sheets, dated 4/5/04 and dated received 4/23/04."

The purpose of the above request is to allow the applicant to modify a previously approved site plan on Parcel "E" in order to build a residential development and to adjust the size of a parcel devoted to a cellular communications tower as indicated on the submitted plan.

- (3) Applicant is requesting to waive subdivision regulations requiring street lighting and sidewalks (street lighting and sidewalks required).

REQUEST #3 ON PARCELS "C", "D" & "E"

- (4) Applicant is requesting to waive the required dedication for half section line roads to be 70' in width; to permit a dedication of 25' (35' required) for S.W. 132 Avenue.
- (5) Applicant is requesting to permit an AU zoned parcel with an area of 1.35 acres (5 acres required).

REQUEST #5 ON PARCEL "E"

- (6) Unusual Use to permit a private recreational area (park) in the EU-M zone.

Upon demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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APPLICANTS: PALMA FAMILY TRUST, ET AL

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SUBJECT PROPERTY: PARCEL "C": A portion of the SW  $\frac{1}{4}$  of Section 11, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Northeast corner of the SW  $\frac{1}{4}$  of said Section 11, thence S00°44'12"E along the east line of the SW  $\frac{1}{4}$  of said Section 11, as a basis of bearing for a distance of 1,675.28'; thence S89°16'2"W for a distance of 670.69'; thence N00°43'9"W for a distance of 335.59'; thence N89°18'46"E for a distance of 165'; thence N0°43'9"W for a distance of 670.92'; thence S89°24'14"W for a distance of 165'; thence N0°43'9"W for a distance of 671.18'; thence N89°29'42"E for a distance of 670.19' to the Point of Beginning.

AND:

PARCEL "D": The west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 11, Township 56 South, Range 39 East, less the west 355' and less the following described parcel of land: Begin at the Point of intersection of the South line of the SW  $\frac{1}{4}$  of said Section 11, Township 56 South, Range 39 East, with a line that is 415' east of and parallel with the west line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 11, thence run N0°42'3"W along the line that is 415' east of and parallel with the west line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 11, for a distance of 676.65' to a Point of curvature of a circular curve to the left; thence run NW/ly, along the arc of said circular curve to the left, having a radius of 160' through a central angle of 51°19'4" for an arc distance of 143.31' to a Point of intersection with a line that is 355' east of and parallel with the west line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 11; thence run S0°42'3"E along the line that is 355' east of and parallel with the west line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 11, for a distance of 801.72' to the south line of the SW  $\frac{1}{4}$  of said Section 11; thence run N89°8'2"E, along the south line of the SW  $\frac{1}{4}$  of said Section 11, for a distance of 60' to the Point of Beginning. LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

Begin at the Northeast corner of the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 11, Township 56 South, Range 39 East; thence S0°43'9"E for a distance of 208.71' thence S89°18'46"W for a distance of 208.71'; thence N0°43'9"W for a distance of 208.71'; thence N89°18'46"E for a distance of 208.71' to the Point of beginning AND LESS: Parcel "E" (described below)

AND:

PARCEL "E": A portion of land in the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the Northeast corner of the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 11, Township 56 South, Range 39 East; thence S0°43'9"E along the east line of the west  $\frac{1}{2}$ , of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  for a distance of 244.46' to a Point of intersection with a non-tangent curve, a radial line to that point bears S18°28'8"E; thence 202.94' along the arc of a curve to the right, said curve having a radius of 205', and a central angle of 56°43'08" to a Point of intersection with a non-tangent line, a radial line to that point bears S38°14'59"W; thence S89°18'46"W for a distance of 17.29'; thence N00°43'09"W for a distance of 15.69' to a Point of intersection with a non-tangent curve, a radial line to that point bears S44°46'47"W; thence 209.08' along the arc of a curve to the right, said curve having a radius of 205', and a central angle of 58°26'6" to the Point of intersection with a non-tangent line, said line being the north line of the SE  $\frac{1}{4}$  of the SW

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HEARING NO. 03-11-CZ14-5 (03-209)

11-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: PALMA FAMILY TRUST, ET AL

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¼ of said Section 11, Township 56 South, Range 39 East, a radial line to that point bears N76°47'7"W; thence N89°18'48"E along the north line of the SE ¼, of the SW ¼ of said Section 11, Township 56 South, Range 39 East for a distance of 261.46' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 208 Street and SW 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 31.95± Acres

AU (Agricultural – Residential 5 Acres Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/11/04 TO THIS DATE:

HEARING NO. 03-2-CZ14-3 (02-324)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: PASOS DEL RIO, INC.

- (1) Applicant is requesting to permit 4 proposed lots with areas as follows: Parcel "A" with 2.03 gross acres; Parcel "B" with 1.37 gross acres; Parcel "C" with 2.64 gross acres and Parcel "D" with 2.65 gross acres (5 acres each required).
- (2) Applicant is requesting to permit 3 lots with frontages as follows: Parcel "B" with 162.5', Parcel "C" with 168.5' and Parcel "D" with 168.5'. (200' required frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.69 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 04-5-CZ14-3 (03-386)

14-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: INTERNATIONAL BOTANICALS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the south 35' in Section 14, Township 56 South, Range 39 East.

LOCATION: 12801 S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.29 Gross Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-6-CZ14-1 (04-41)

5-57-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: ROBERT L. CARTER, TRUSTEE and DAMAAJ INTERNATIONAL, INC.

NON-USE VARIANCE OF SUBDIVISION REGULATIONS to waive the required street lighting and sidewalks within subdivisions.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That part of the NW ¼ of the NW ¼ of the SW ¼, less the north 35' and the west 35' thereof, in Section 5, Township 57 South, Range 39 East, lying north and NE/ly of C-103, canal Right-of-Way; AND: The NE ¼ of the NW ¼ of the SW ¼, less the north 35' and the east 35' thereof, in Section 5, Township 57 South, Range 39 East.

LOCATION: Lying on the Southwest corner of S.W. 164 Avenue and S.W. 288 Street (Biscayne Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 13.1± Acres

PRESENT ZONING: EU-S (Estates Suburban 1 Family 25,000 sq. ft.)